

When recorded return to:

Mr. and Mrs. Darin D. Green
35080 Northshore Drive
Mount Vernon, WA 98274

78973-LMC



200809300109
Skagit County Auditor

9/30/2008 Page 1 of 2 3:22PM

CHICAGO TITLE CO.

1C46634

Statutory Warranty Deed

THE GRANTOR Jeremy J. Schwenk and Kelley J. Schwenk, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Darin D. Green and Anne M. Green, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

PTN. LOT 24, ALL LOT 25, LAKE CAVANAUGH SUBDIVISION DIV. NO. 1

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

SUBJECT TO RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENTS, COVENANTS AND/OR EASEMENTS, IF ANY, AS DISCLOSED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Tax Parcel Number(s): 3937-006-025-0000

DG - A. G.

Dated SEPTEMBER 24, 2008

Jeremy J. Schwenk

Kelley J. Schwenk

3205
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2008

STATE OF Washington }
COUNTY OF King } SS:

Amount Paid \$
Skagit Co. Treasurer
By

11468.20

I certify that I know or have satisfactory evidence that **Jeremy J. Schwenk and Kelley J. Schwenk**

the person(s) who appeared before me, and said person(s) acknowledged that THEY
signed this instrument and acknowledge it to be THEIR free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 9/29/08

Linda M. Charleson
Notary Public in and for the State of Washington
Residing at Redmond
My appointment expires: 5/28/2010

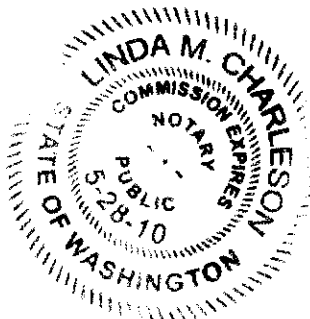


EXHIBIT "A"

Lots 24 and 25, Block 6, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County, Washington;

EXCEPT that portion of Lot 24, described as follows:

Beginning at the Southwest corner of said Lot 24, then proceeding Southeasterly along the Southerly line of said Lot, South 42°12'30" East, distance of 35 feet;
Thence Northeast to Northerly line of said Lot, to a point which is located 22 feet, Easterly from the Northwest corner of said Lot 24, measured along the Northerly line of said Lot;
Thence Westerly along the Northerly line of said Lot 24 to the Northwest corner thereof;
Thence Southwesterly along West line of said Lot 24 to the Southwest corner thereof, and the true point of beginning of this description.

Situated in Skagit County, Washington

SUBJECT TO:

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 30, 1937
Auditor's No(s): 288266, records of Skagit County, Washington
In favor of: State Division of Forestry
For: Construct and maintain a road for forest protection purposes
Affects: Location undeterminable
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 17, 1938
Auditor's No(s): 306699, records of Skagit County, Washington
In favor of: State Division of Forestry
For: Construct and maintain a road for forest protection purposes
Affects: Location undeterminable
3. Covenants, Conditions and Restrictions contained in said plat as follows:
 - A. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood.
 - B. No lots shall be used for commercial business or manufacturing purposes.
 - C. No building shall be constructed closer than 10 feet to any lot boundary.
4. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
5. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
6. Any question of location, boundary or area related to Lake Cavanaugh, including, but not limited to, any past or future changes in it.
7. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Lake Cavanaugh, if navigable.
8. Affect, if any, of the location of a asphalt driveway along the Northwesterly line of said premises as delineated on the face of survey recorded May 15, 1995, in Volume 17 of Surveys, page 18, under Auditor's File No. 9505150126, records of Skagit County, Washington.
9. Affect, if any, of the location of a shed as disclosed by surveys recorded January 9, 2008 and June 16, 2008, and recorded under Auditor's File No. 200801090086 and 200806160180, respectively, records of Skagit County, Washington.



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Skagit County Auditor